

Application ref: 2024/3462/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 4 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
2-6 St Pancras Way
London
NW1 0QG

Proposal:

Details required by condition 51 (fire strategy) of planning permission 2021/2671/P dated 14/11/2022 (Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2).

Drawing Nos:

Fire Strategy Report Tribeca Plot C - AFF_20776_02_Tribeca Plot B&C_Plot C4_FSR_05 (prepared by Gardiner & Theobald, dated 30/04/2024).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval:

Condition 51 required that a Fire Strategy Statement relating to Plot C is submitted, to be produced by an independent third party suitably qualified assessor, detailing: the building's construction, methods, products, and materials used; the means of escape for all building users including those who are disabled or require level access, with an associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. In accordance with the condition, the applicant has provided a fire strategy report, prepared by a team of engineers from Affinity Fire Engineering. Those preparing the report are all Associates of the Institute of Fire Engineers, so are suitably qualified, as required by the condition.

The report details how the building has been constructed with fire-stopping materials and so as to prevent the spread of fire both internally and externally, provides a clear evacuation strategy that includes provision for persons of restricted mobility, details the access and facilities for the fire service, and sets out specific areas for maintenance and management to ensure adequate fire safety.

Given the appropriate qualifications of the report authors and the content of the report covering the specified topics set out in the condition, it is considered that the requirements of the condition have been met. As such, the submitted details are consistent with the general expectations of the condition and the approved scheme.

Building control have been consulted and no response has been received, however the submitted details have been reviewed by the planning officer. The role of the planning officer is to ensure information has been provided and considered as part of the application against the relevant London plan fire safety policy and not to review it for compliance against building regulations and standards. The submitted details are considered to comply with policy D12 of the London plan and demonstrate that a safe and secure development would be provided in accordance with this policy.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D12 of the London Plan 2021.

- 2 Details for conditions 9 (Refuse and recycling), 11(Landscape), 29 (Living roof details and installation), 40 (Biodiversity Enhancements), and 48 (Accessibility: M4(2) and M4 (3)) have been submitted and are currently under review by the Council and awaiting determination.

You are reminded that conditions 7 (Plot B - Post Completion Report), 8 (Plot C - Post Completion Report), 23 (SUDS), 30 (Photovoltaic cells), 37 (Cycle Parking - Short Stay), 42 (Piling Method Statement), 43 (Existing Water Supply Infrastructure), 44 (Plant Noise), 45 (Plant Noise), 49 (Accessibility: M4 (2) and M4(3)), 52 (Fire Statement), 53 (Post-construction assessment - Greater London Authority's Whole Life-Cycle Carbon Assessment) and 54 (Life details)

of planning permission 2021/2671/P granted on 7/11/2022 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer